

# WOODSTOCK PLANNING AND ZONING COMMISSION

## Woodstock Town Hall

### MINUTES Regulation Review Subcommittee Thursday, March 5, 2015

- I. The **call to order** by Sub-Committee Chair J. Gordon was at 7:36 PM, following a SPECIAL MEETING which commenced at 7:31 PM.
- II. **Roll Call** –D. Porter, S. Blodgett, J. Adiletta , F. Rich, J. Anastas, J. Gordon, D. Durst, Town Planner D. Fey. Absent: D. Young, G. Dickinson, T. Sirrine.
- III. **Minutes of February 5:** approved (Motion D. Porter/ J. Adiletta. J. Anastasi & F. Rich abstained).
- IV. **Citizen's Comments:** F. Rich asked a technical question about a previous application that the Commission completed its work on.
- V. **Chair's Report:** Thanks to all for attending. This Planning Session will begin review of our Subdivision Regulations. Planner Fey has prepared a 17-page document for Commission consideration.
- VI. **Planning discussion: Woodstock's Subdivision Regulations.** S. Blodgett presented a PowerPoint review of Conservation Subdivisions, covering both Statutes and 2005 Woodstock's Subdivision Regulations' handling of Open Space requirements in subdivisions. The advantage/disadvantage of the Fee-In-Lieu statutory provision was reviewed. He mentioned the FOUR STEPS which Randall Arendt specified in his work, upon which Woodstock's Regulations for Open Space were based. He noted that some towns have added a step or two for clarity. The comment was made that the minimum lot size in a set of regulations may tend to become the standard size in a community. Studies have been made and published about the potential financial advantage of Conservation Subdivisions, as they are frequently called. Discussion followed regarding several of the specifics of the Woodstock Subdivision Regulations. J. Gordon mentioned that in Randall Arendt books, there is described about having various options for subdivision design available given different sets of characteristics of parcels of land throughout a community. D. Porter discussed about different lot size minimums. There was discussion about the subdivision regulations and questions about open space provisions in different circumstances – D. Fey to check on what the regulations say and mean in these regards. There was discussion about what possible adverse impacts on landowners and farms the current conservation subdivision regulations may be having. At some point in the future (to be determined), more input from the agricultural community, homeowners, landowners, builders and contractors will be needed. It was also discussed that more input would be needed regarding conservation, natural resources, and habitats would be needed regards to the impacts (positive and negative) of subdivision development. D. Durst brought and distributed a printed section of the Statute 8-25, with a very long paragraph broken into blocks to be more reader-friendly, discussing the requirements for developers to identify recreation areas for proposed subdivisions, as well as the other requirements for open space. 8-18 was also included, defining "Cluster Development" and specifying the requirement of 1/3 of the parcel being reserved as open space. And included was 52-560a which defines encroachment in open space areas and the punitive steps which are provided by statute. D. Fey provided the Subcommittee with a list of

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items of interest to look at in the subdivision regulations, as well as questions about parts and provisions of the regulations that needed attention. J. Gordon noted that an ongoing project is that D. Fey will identify parts of the subdivision regulations that are discordant with the zoning regulations, and vice-versa.

- VII. Other:** D. Durst distributed copies of contemporary newspaper article pertaining to PnZ issues, including High Density residential proposals, Tattoo-Parlor rules, Medical Marijuana growing provisions, solar panel arrays and zoning changes to enable an auto-related business to be located. S. Blodgett was thanked for his presentation at tonight's meeting.
- VIII. Agenda for next meeting:** continue general discussion of Subdivisions. D. Durst asked how we might obtain a list showing open space set-aside percentages and the rules for calculating the open space of all towns of a similar rural nature in Eastern Connecticut. Planner Fey stated that the Planners' List Serve might work. And the Commission might utilize the Survey Monkey to poll planners to get the details we seek. She will look into both options.
- IX. Adjournment:** 8:56 PMPM. (Motion J. Adiletta/S. Blodgett)

Submitted by Dr. Jeffrey Gordon, Regulation Review Subcommittee Chair

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